

DEED AND PLAT RECORDS

OF BEXAR COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS

TELEPHONE, & CABLE

= PROPOSED CONTOUR

O.P.R.

VOL

EGT & TVE =

PG. = PAGE

KEYNOTES

& CABLET V FASEMENT

& CABLE T.V. EASEMENT

N.C.B. = NEW CITY BLOCK

- - = FXISTING CONTOUR

P.S./S.A.W.S./C.O.SA. UTILITY NOTE: THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, AND WATER SYSTEMS – CITY PUBLIC SERVICE OARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT, "WATER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES NO BUILDINGS STRUCTURES CONCRETE

WITH THE RESPECTIVE UTILITY. ANY OPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS,

SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT

WATER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE FLECTRIC CONCRETE DERIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

S.A.R.A. NOTE: SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "WASTEWATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING WASTEWATER PIPELINES AND COLLECTION FACILITIES AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. NO STRUCTURES, CONCRETE SLABS OR WALLS MAY BE PLACED WITHIN SAID EASEMENT AREAS. AND SAN ANTONIO RIVER AUTHORITY SHALL HAVE THE RIGHT TO ENTER THE EASEMENT AREAS AND REMOVE SUCH STRUCTURES.

THE DEVELOPER DEDICATES THE WASTEWATER COLLECTION AND TREATMENT FACILITIES TO SAN ANTONIO RIVER AUTHORITY UPON DEVELOPER'S COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID FACILITIES, WHICH ARE LOCATED

50.00

SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

OFF-LOT 50' x 56.03' ELEC., GAS, TELE., CABLE T.V., SANITAR SEWER, WATER, & DRAINAGE EASEMENT.

INTO PLATTED PUBLIC STREET R.O.W

N29°23'56"E

120.00'

24

N29°23'56"E

120.00

23

N29°23′56″E 120.00

120.00

21 N29°23'56"E

120.00

20

120.00

19

18

N29°23'56"E

120.00

17

N29°23'56"E

N29°23'56"E 108.09

15

16 16.81

N29°23'56"E

22 (1) N29°23'56"E

(0.064 AC. PERMEABLE)(ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION

WITHIN THE PARTICULAR SUBDIVISION PLAT. ANY SAN ANTONIO RIVER ALITHORITY MONETARY LOSS RESULTING FROM MODIFICATIONS MADE TO SAN ANTONIO RIVER AUTHORITY INFRASTRUCTURE AND SERVICE FACILITIES LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR

45.00'

1

45.00'

(0.001 AC NON-PERMEABLE)

DETENTION NOTE: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 19, BLOCK 38, NCB 18225, MILLICAN GROVE PHASE 1, UNIT 2 SUBDIVISION, RECORDED IN VOLUME 20001, PAGES 2305-2307 (PLAT #180530).

UNPLATTED

REMAINING PORTION OF

57.07 ACRE TRACT

(VOL. 18856, PG. 1766 - 1771 O.P.R.)

OWNER: CENTURY LAND HOLDINGS II, LLC.

BLOCK 31 N.C.B. 18225

BLOCK 35 N.C.B. 18225

ADMIRALS BEND

BLOCK 34 N.C.B. 18225

45.00' 45.00' 45.00'

UNPLATTED REMAINING PORTION OF

144.783 ACRES

(DOC#20180099492)

OWNER: LGI HOMES - TEXAS LLC

09.807. 09.

N29°20'53"E 508.39'

 8
 23
 8
 8
 22
 8
 8
 21
 8
 8
 20
 8
 8
 19
 8
 8
 18
 8

N29° 20′ 53″E 708.97′

45.00' 45.00' 45.00' 45.00'

45.00' 45.00' 45.00' 45.00' 45.00' 25.00

1 THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE,

GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 904 & 905. BLOCK 31 NCB 18225, LOT 901 BLOCK 32 NCB 18225, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS

2 NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN

AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

INVILLE DIVINITIES STATES OF PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF

THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC

WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE WORMS. THE CITY OF SAMA ANTOING AND BEATA COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN

THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

6 LOT 905, BLOCK 31, & LOT 901, BLOCK 32 NCB 18225, ARE DESIGNATED AS

31, NCB 18225 IS DESIGNATED AS A PRIVATE DRAINAGE EASEMENT

8 69 9 8 70 8

TN

25' 25'

WINCHESTER COVE

OPEN SPACE AND AS COMMON AREA AND DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS. LOT 904, BLOCK

OFF-LOT 45' PRIVATE DRAINAGE EASEMENT

OPEN SPACE

105.36

(0.001 AC NON-PERMEABLE)

(0.680 AC PERMEABLE)

(0.018 AC NON-PERMEABLE

(0.038 AC PERMEABLE)

5 THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY

EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C

EFFECTIVE [DATE]. FLOODPLAIN INFORMATION IS SUBJECT TO C

3 RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF

EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. (THIS NOTE IS REQUIRED ON ALL RESIDENTIAL AND OCL PLATS)

IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE

SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR

ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR

WASTEWATER E.D.U. IMPACT FEE NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THE SUBDIVISION PLAT IS KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT

ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

S.A.W.S. NOTES:

1. WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER AND THE PRIOR WASTEWATER SERVICE CONNECTION. METER SET AND/OR WASTEWATER SERVICE CONNECTION. THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND

RESIDENTIAL FIRE FLOW NOTE:
THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL

E.D.U. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

## SURVEYOR NOTES:

MILLICAN GROVE PHASE 1, UNIT 2

(VOL. 20001 PG. 2305-2307 D.P.R.)

BLOCK 31 N.C.B. 18225

-LOT 901

73

116.66'

74

N29°20'53"E

125.00'

75

N29°20'53"E 125.00

76

125.00'

77

N29°20'53"E

78

- L10

\_44.82' \_ \_ 59.47'

BLOCK 36 N.C.B. 18225 59.82' 59.47

1

Curve Table

Delta

90°00'00"

90°03'03"

89°56'57"

90°00'00"

Radius

15.00'

25.00'

15.00'

25.00'

OID

23

Chord Chord Bearing

S15°39'07"E

S74°22'25"W

N15°37'35"W

N74°20'53"E

21.21'

35.37'

21.20

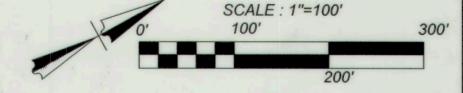
35.36'

BLOCK 32

N.C.B. 18225

N29°20'53"E

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF
- 4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12).





TBPE Firm #: 9513 . TBPLS Firm #: 10122300

PLAT NUMBER 20-11800456

SUBDIVISION PLAT ESTABLISHING

MILLICAN GROVE PHASE 3

BEING 12.77 ACRES OUT OF A 57.07 ACRE TRACT CONVEYED TO II

RECORD IN VOLUME 18653, PAGE 342 ALL IN THE OFFICIAL PUBLIC

RECORDS OF BEXAR COUNTY, TEXAS.

SOUTHFORK DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP OF

## STATE OF TEXAS

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: RUDY MUNOZ CENTURY LAND HOLDINGS II, LLC. 3619 PAESANOS PARKWAY, STE 304 SAN ANTONIO, TX 78231

DULY AUTHORIZED AGEN

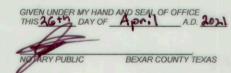
## STATE OF TEXAS COUNTY OF BEXAR

JUSTH WARREN

Notary ID 129769142

lotary Public, State of Texas Comm. Expires 04-01-2022

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RUDY MUNOZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY



MILLICAN GROVE PHASE 3 SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS_	DAYO	0FA.D. 20 _
	BY:	
	CHAIRMAN	

SECRETARY

Curve # Length

C13

C14

23.56'

39.29'

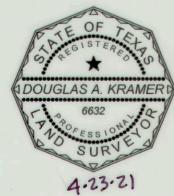
23.55'

39.27'

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP# 2643110) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT THIS SUBJIVISION IS SUBJECT TO A MASTER TREE PLAN (API 2043) TO, WHITIN THE PLAY BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON TILE AT THE CITY PF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST

PAGE 1 OF 1

CLAYTON J. LINNEY 111543



HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN Parcel Line Table Line # | Length | Direction 55.99' N60° 36' 04"W L2 45.00' S60° 39' 07"E L3 65.83 N29° 20' 53"E 5.71' S29° 20' 53"W L5 104.29' S29° 20' 53"W L6 105.00' S60° 39' 07"E L7 105.00' N60° 39' 07"W L8 50.00' N29° 23' 56"E 102.45' S60° 36' 04"E

Curve Table Chord | Chord Bearing Curve # | Length Radius Delta 23.56 15.00' 90°00'00" 21.21' S15°39'07"E C2 23.56' 15.00' 90°00'00" 21.21' C3 10.44 15.00 10.23' 39°51'35" C4 148.15 50.00' 169°46'12" 99.60' C5 10.44 15.00' 39°51'35" 10.23' 23.58' 15.00' 21.22' 90°03'03" C7 10.43' 15.00' 39°51'13" | 10.22' C8 148.10 169°42'26" | 99.60' 50.00' C9 10.43 15.00 10.22' S40°43'30"E 39°51'13" N29° 20′ 53″E C10 15.00 90°00'00" 21.21' N74°20'53"E

S74°20'53"W S09°25'06"W S74°22'25"W N40°40'16"W N74°22'25"E N09°25'17"E N74°20'53"E

TOTAL RESIDENTIAL LOTS = 70



L10 104.29'

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632

GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE. EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

> STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS

COUNTY OF BEXAR

DOUGLAS A KRAMER Juny

KFW SURVEYING, LLC 3421 PAESANOS PKWY, SUITE 101 SAN ANTONIO, TEXAS 78231 PHONE: 210-979-8444 FAX: 210-979-8441